

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

**APPROVAL OF JOURNAL OF
PROCEEDINGS.**

JOURNAL (January 27, 1988).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on January 27, 1988 at 10:00 A.M., signed by him as such City Clerk.

Alderman T. Evans moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

PD 442

**CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREA SHOWN ON MAP NUMBER 2-F.**

On motion of Alderman T. Evans, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of January 27, 1988, pages 10107 through 10111, recommending that the City Council pass a proposed ordinance amending the Chicago Zoning Ordinance by reclassifying the area shown on Map No. 2-F.

On motion of Alderman Davis, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, O'Connor, Pucinski, Natarus, Eisendrath, Levar, Schulter, Osterman, Orr, Stone -- 45.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Roti was excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-6 Restricted Central Business District and C.A.P.P.D. No. 293 symbols and indications as shown on Map No. 2-F in the area bounded by

a line 223.77 feet north of West Van Buren Street; South Federal Street; West Van Buren Street; and the alley next west of South Federal Street,

to those of a Central Area Parking Planned Development District, which is hereby established in the area above described, subject to such use and bulk regulations and termination provisions as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Plan Of Development. No. 442

Central Area Parking Planned Development.

Statements.

1. The area delineated herein as "Central Area Parking Planned Development" consists of the property located at 318 South Federal Street and 60 West Van Buren Street which totals approximately 22,403.8 square feet, more or less, or 0.51 acres of real property.

The attached Boundary and Property Line Map identifies the property, legal title to which is held by LaSalle National Bank, as Trustee, under Trust Nos. 35906 and 44979. The applicant, General Parking Corporation, is the beneficial owner of the property and will operate the proposed parking facility.

2. The applicant, or its successors or assignees, propose to demolish the existing 10-story South Loop attendant garage containing 338 spaces. That garage and the 50 space surface parking lot adjacent to and south of said garage will be replaced with a twelve-story self-park parking structure containing a maximum of 769 parking spaces.

3. The parking facility shall be used for the parking of passenger cars, light vans and pick-up trucks. No heavy commercial trucks shall be parked in said parking facility at any time.

4. Adequate lighting will be maintained at the facility.
 5. Adequate drainage shall be provided so as to permit run-off to flow to an established City of Chicago sewer.
 6. Primary ingress and egress will be provided generally in the area of the existing garage curb cuts and driveways on Federal Street. A secondary means of ingress only will be provided by means of a curb cut and driveway off of Van Buren Street near the alley next west of Federal Street. The driveways will comply with the Driveway Ordinance of the City of Chicago.
 7. The parking facility will operate 24 hours a day, seven days a week.
 8. The applicant or its successors, assignees, or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.
 9. The permitted uses of the property are set forth in the attached Table of Controls.
 10. Business signs and business identification signs may be permitted within the Planned Development in accordance with the regulations applicable in a B6-7 zoning district.
 11. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Plan of Development.
 12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.
- Central Area Parking Planned Development Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Central Area Parking Planned Development.

Use And Bulk Regulations And Data.

Net Site Area-

22,403 Square feet \pm

0.51 acres

Gross Site Area =

31,523.30 square feet =

Net Site Area + 1/2 Area of Public Right of Way	22,403 square feet + 9,120.30 square feet
General Description of Land Use	Twelve Level Public Parking Facility and Accessory Uses
Maximum Number of Parking Spaces	769
Maximum F.A.R.	13
Maximum Percent of Land Covered	100%

[Maps attached to Plan of Development printed on pages
10580 through 10581 of this Journal.]

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman T. Evans, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of January 27, 1988, pages 10105 through 10139, recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Davis, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, O'Connor, Pucinski, Natarus, Eisendrath, Levar, Schuler, Osterman, Orr, Stone -- 46.

Nays -- None.

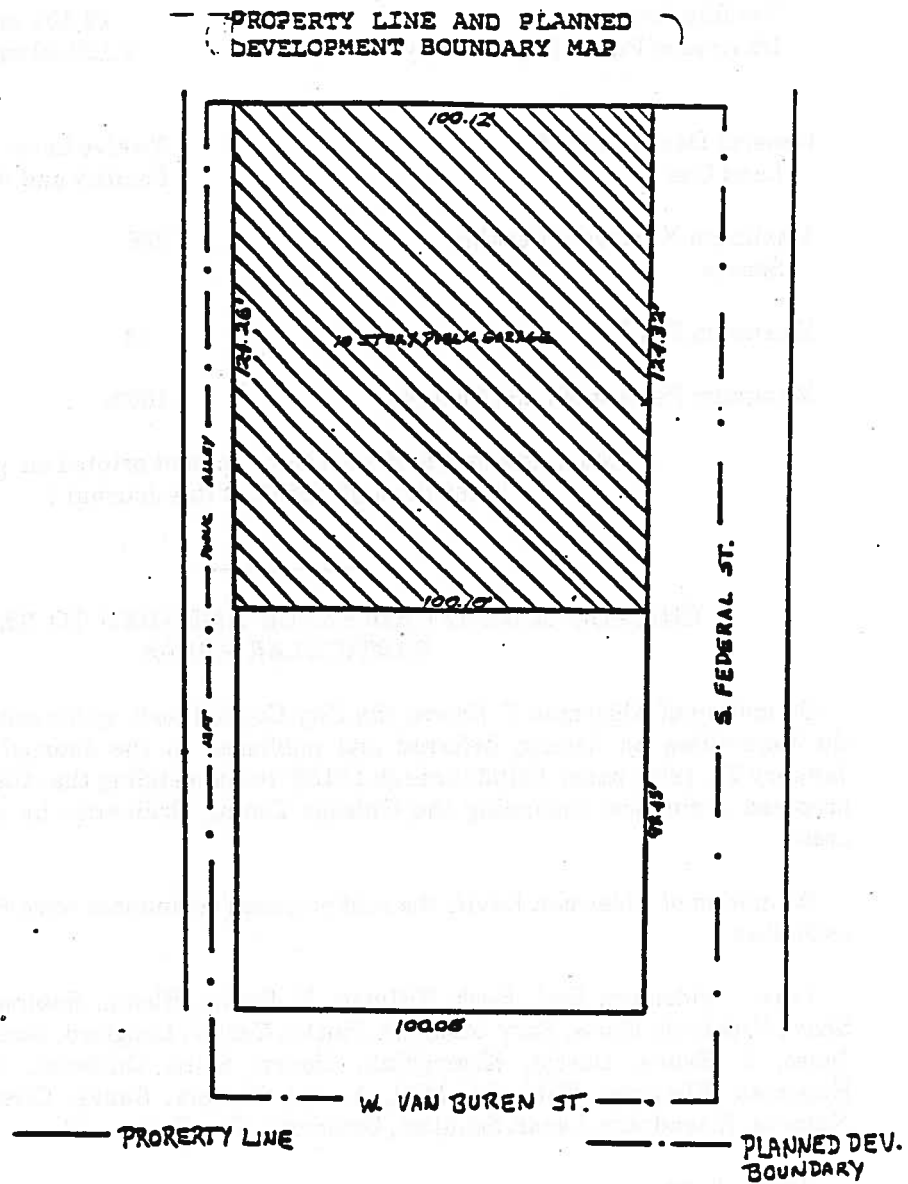
Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Said ordinances, as passed, read respectively as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-F.

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 10582)



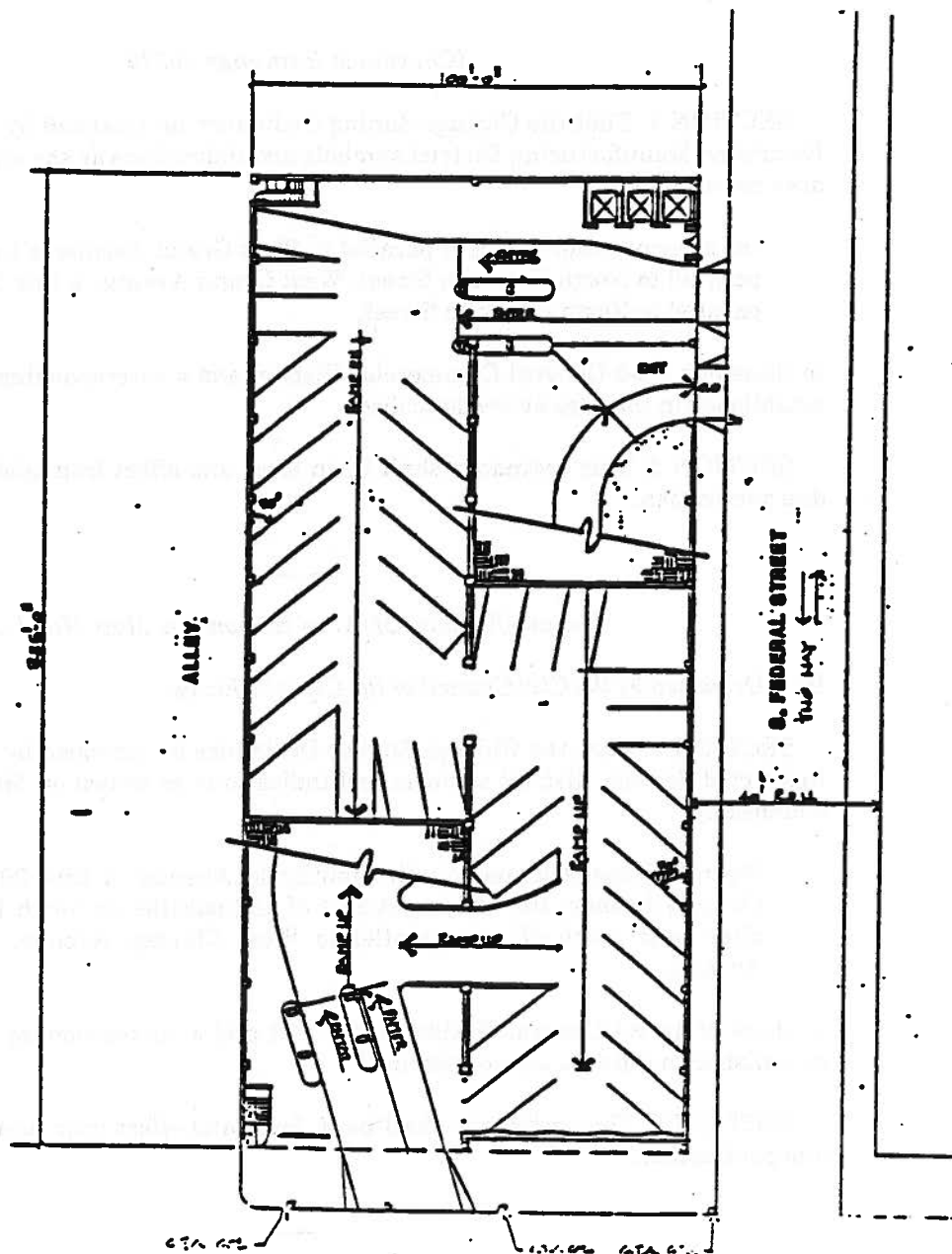
APPLICANT: General Parking Corporation
111 West Jackson Blvd.
Chicago, Illinois 60604

DATE: September 21, 1987

2/10/88

UNFINISHED BUSINESS

10581



APPLICANT: General Parking Corporation
111 West Jackson Blvd.
Chicago, Illinois 60604

W. VAN BUREN STREET
one way ←

DATE: September 21, 1987

GROUND LEVEL PLAN
NOT TO SCALE



(Continued from page 10579)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

the alley next north of and parallel to West Grand Avenue; a line 149 feet west of and parallel to North Franklin Street; West Grand Avenue; a line 200.31 feet west of and parallel to North Franklin Street,

to those of a C2-5 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 1-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 1-J in the area bounded by

West Chicago Avenue; North Monticello Avenue; a line 307 feet south of West Chicago Avenue; the alley next east of and parallel to North Lawndale Avenue; the alley next south of and parallel to West Chicago Avenue; and North Lawndale Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 2-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 2-G in area bounded by